



Local Government for Langton Green, Speldhurst, Ashurst and Old Groombridge

Minutes of a Planning Committee Meeting held on Monday 25th September at 7.30pm in the Palmer Room, Langton Green Village Hall

MEMBERS PRESENT: Cllrs Mrs Price (Chairman), Parker, Mercieca, Turner and Allen (8.00pm).

OFFICER PRESENT: Mrs K Harman – Assistant Clerk and Mr C May - Clerk

MEMBERS OF THE PUBLIC PRESENT: There were three members of the public present.

- 1. To enquire if anyone present intends to film, photograph and/or record the meeting:** No-one present intended to film, photograph and/or record the meeting.
- 2. To receive and approve apologies and reasons for absence:** apologies received from Cllr Mrs Jeffreys (prior engagement).
- 3. Disclosure of Interests:** Cllr Mercieca said that he knows the owners of the land being considered in application 17/02910/FULL (Monteith Close) and that he lives nearby.
- 4. Declarations of Lobbying:** There were none.
- 5. Minutes: RESOLVED** that the minutes of the Planning Committee meeting held on **31st August 2017** be approved as a correct record and signed by the Chairman.
- 6. Matters Arising:** There were none.
- 7. Public Open Session** –There were three members of public present – two in connection with application 17/02818/FULL Groombridge Place and 17/02746/ADV Burrswood and one in connection with application 17/02871/FULL Willowdale.

Simon Norton of Old Groombridge spoke first. He said that his land abuts Groombridge Place's grounds. Whilst he is not against Groombridge Place holding events, he said that he would like them to be sensible and in keeping with the property and village. He believes that Groombridge Place have ignored and tried to change the restrictions imposed by TWBC in their original planning permission. There are a number of Grade 2* listed buildings near to

the grounds which have no sound-proofing and that, with most of the events being held outdoors, residents are finding the noise levels a nuisance.

Cllr Kerby, attending the meeting as a member of public, spoke next, also regarding Groombridge Place. He said it was high time Groombridge Place set their house in order regarding events. Whilst he is also not against events being held, he would like to see TWBC asking Groombridge Place for more information on the types, locations and frequency of their future events. He said that the maps included in the application show locations for events in the most contentious locations ie near to the Grom.

Cllr Kerby then went on to speak about the application regarding the new sign at Burrswood. He said many residents think the new blue colour of the sign is out of keeping with the village. Simon Norton said that TWBC's conservation area documents refer to signage in 'National Trust' type styles.

8. Planning appeals – There were none.

9. Planning applications for discussion and decision:

17/02818/FULL

Location: Groombridge Place, Groombridge Hill, Groombridge, Royal Tunbridge Wells, Kent TN3 9QG

Proposal: Variation of Condition 15 (Use of Land) of 92/01311/FULL (Change of use for opening grounds to the general public and car parking, erection of pay kiosk and bridge) – Removal/alterations (Retrospective)

Decision: We object to this application on the grounds that it has insufficient details. The Parish Council would like to see a Management Plan drawn up showing how residential amenity, the historic character of the village, rural tranquillity, biodiversity and residents' safety and security will be protected. For major events we would like more information with regards to numbers attending and frequency and where they will take place as well as traffic management plans.

17/02637/FULL

Location: Land East of Wallers, Speldhurst, Tunbridge Wells, Kent

Proposal: Removal of existing trees and erection of 5 No. dwellings with associated parking and landscaping./

Decision: We object because this Greenfield site lies outside the LBD and within the AONB and Metropolitan Greenbelt. It is a gateway to the conservation area. The felling of trees and the development will harm the biodiversity. We have concerns about the possibility of protected species being on site. These trees are subject to TPO's because of the landscape value forming a natural edge to the village. We are concerned about the lack of safe footways from Wallers to the school and the village.

17/02801/FULL

Location: 2 Hither Chantlers, Langton Green, Tunbridge Wells, Kent TN3 0BJ

Proposal: Alterations to previously approved application 17/01606/FULL (Enlarge rear extension by 1 metre at ground floor level and associated fenestration alterations) – Hipped roof changed to

gable on front elevation; Additional stone columns to front entrance; Amendments to style, fenestration and internal changes.

Decision: SPC remains neutral – leave to Planning Officer.

17/02910/FULL

Location: Land Rear of Oakhurst, Monteith Close, Langton Green, Royal Tunbridge Wells, Kent TN3 0AD

Proposal: Variation of Condition 2 (Approved plans) and Condition 7 (Provision of parking) of 17/00630/FULL (Erection of detached dwelling and garage (revised scheme to 16/07791/FULL) – Amended door and window details, and parking area to be impermeable.

Decision: SPC remains neutral – leave to Planning Officer.

17/02549/FULL

Location: Quarry House, Groombridge Road, Groombridge, Royal Tunbridge Wells, Kent TN3 9PS

Proposal: Part two storey and part single storey extensions to north and south elevations, single storey extensions to east and west elevations; erection of detached garage; minor landscaping including creation of terracing.

Decision: SPC remains neutral – leave to Planning Officer.

17/02871/FULL

Location: Willowdale, Speldhurst Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0JL

Proposal: Loft conversion including new dormers; New porch, side extension and new garage.

Decision: SPC remains neutral – leave to Planning Officer.

17/02838/FULL

Location: Holly Villa, Langton Road, Langton Green, Royal Tunbridge Wells, Kent TN3 0HP

Proposal: Demolition of existing coach house and construction of new dwelling.

Decision: SPC remains neutral – leave to Planning Officer. We have concerns about the parking.

17/02977/LDCEX

Location: Speldhurst Bank, Barden Road, Speldhurst, Tunbridge Wells, Kent TN3 0LE

Proposal: Lawful Development Certificate (Existing) – Use of property as a residential dwelling without agricultural tie.

Decision: SPC remains neutral – leave to Planning Officer.

17/02965/TPO

Location: 34 Hither Chantlers, Langton Green, Royal Tunbridge Wells, Kent TN3 0BL

Proposal: Trees: Beech (G2) – Reduce by 10-15%, thin by 20% and raise crown to 4 metres.

Decision: SPC remains neutral – leave to Tree Officer.

17/02996/LAWPRO

Location: Cobblers Cottage, Leggs Lane, Speldhurst, Tunbridge Wells, Kent TN3 0RG

Proposal: Lawful Development Certificate (Proposed): Erection of a single storey rear extension.

Decision: SPC remains neutral – leave to Planning Officer.

17/03012/TCA

Location: Buildings Off Bird in Hand Street, Groombridge, Royal Tunbridge Wells, Kent
Proposal: Tree in a Conservation Area Notification: Ash Tree – Fell
Decision: SPC remains neutral – leave to Tree/Conservation Officer.

17/02746/ADV

Location: Dorothy Kerin Trust Burrswood Health And Well Being, Burrswood, Groombridge, Tunbridge Wells, Kent TN3 9PY
Proposal: Advertisement – Non-illuminated directional and information signs (Retrospective).
Decision: SPC remains neutral – leave to Planning Officer.

17/03023/FULL

Location: 22 Dornden Drive, Langton Green, Tunbridge Wells, Kent TN3 0AB
Proposal: Demolition of existing garage and erection of double garage with art studio above.
Decision: SPC remains neutral – leave to Planning Officer.

17/03079/FULL

Location: 1 Bullingstone Cottage, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells, Kent TN3 0LB
Proposal: Demolition of side extension and porch; erection of part two-storey and single-storey side extension.
Decision: SPC remains neutral – leave to Planning Officer.

17/03039/FULL

Location: 6 Millstead Close, Ashurst, Royal Tunbridge Wells, Kent TN3 9TF
Proposal: Change of use of land from grass verge to parking area and extension of paved area/driveway to improve turning area, provide additional parking space and a paved recreational area.
Decision: SPC remains neutral – leave to Planning Officer.

10. Call for Sites – there was nothing to discuss.

11. Training – The Assistant Clerk said that Stephen Baughen from TWBC Planning Dept has contacted SPC offering training which would consist of a 30-40 minute presentation by Senior Planning Officers followed by 20 minutes of questions, held prior to a Planning Committee meeting. Councillors agreed that this would be beneficial to the committee and it was **RESOLVED** that the Assistant Clerk would arrange for the training to be held prior to November's Planning Committee meeting.

12. Planning magazine subscription renewal – The Assistant Clerk asked Councillors if they wished to continue with the subscription at a cost of £150 per year. It was **RESOLVED** that the subscription would be cancelled.

13. Correspondence –

- The Assistant Clerk said that an email had been received from a Langton resident regarding members of the public posting comments on the TWBC Planning portal without identifying themselves. The resident felt this makes the system unreliable and asked SPC

to investigate the matter with TWBC. It was **RESOLVED** to raise this issue with TWBC Planners when they visit SPC to carry out the training noted in item 11.

- The Assistant Clerk said that she had received a telephone call from a resident of Speldhurst complaining about Barden Road being blocked repeatedly by lorries delivering building materials. Councillors agreed that whilst they sympathise with the situation, there was unfortunately nothing they could do to prevent this happening.

14. Items for information – The Clerk advised Councillors that SPC will be carrying out a paperless trial run in October. All plans and planning paperwork will be sent by TWBC electronically. SPC will then have the opportunity to give their feedback about the trial.

Date of the next meetings-

- Wednesday 11th October at 7.30pm. Apologies for this meeting were given by Cllr Turner.
- Wednesday 8th November – 7.00pm TWBC Planning Officers' training; 8.00 Planning Committee meeting – Note: to be confirmed.

There being no further business, the meeting closed at 8.50pm.

Chairman